PICK-UP

Davidson County DEEDQC
Recvd: 07/14/04 15:17 2pgs
Fees:12.00 Taxes:0.00
20040714-0084113

TENNESSEE QUITCLAIM DEED

THIS INSTRUMENT PREPARED BY:
R. PRICE NIMMO, ATTORNEY AT LAW, 315 DEADERICK STREET, SUITE 100, NASHVILLE, TN. 37238

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS
BRENDA VOGT **3725 Asheford Trace** **Antioch, TN 37013**	**BRENDA VOGT** **3725 Asheford Trace** **Antioch, TN 37013**	**MAP 164-13-0** **PARCEL 381.00**

FOR AND IN CONSIDERATION OF THE SUM OF ZERO DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **RICKY VOGT**,HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **BRENDA VOGT**, HEREINAFTER CALLED THE GRANTEE, HER HEIRS AND ASSIGNS, ALL MY INTEREST IN A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS: TO WIT.

Certain real property situated in Davidson County, Tennessee, and described as follows, to-wit:

LAND in Davidson County, Tennessee, being Lot No. 255 on the Plan of First Revision of Asheford Crossing, Section Two, a Planned Unit Development, as of record in Book 9700, Page 171, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate description thereof.

BEING part of the same property conveyed to Phillips Builders, Inc., a Tennessee corporation, by Deed from Luther A. Hill, Oly R. Hill and Charles W. Hill, as Co-Trustees of record in Book 9336, Page 227, Register's Office of Davidson County, Tennessee.

The corporate name of Phillips Builders, Inc. has been changed to Beazer Homes Corp. by Articles of Amendment to the Charter as recorded in Book 9922, Page 902, Register's Office of Davidson County, Tennessee. A corporate resolution reflecting said change is of record in Book 10079, Page 172, said Register's Office. The said Beazer Homes Corp. has filed an assumed name as Phillips Builders with the Tennessee Secretary of State on May 24, 1996.

This Conveyance is subject to Declaration of Covenants, Conditions and Restrictions of record in Book 9651, Page 900, amended in Book 9980, page 482, Second Amendment in Book 10301, Page 180, Third Supplement in Book 10353, Page 575 and Third Amendment in Book 10640, Page 941, said Register's Office; By-Laws of Record in Book 9651, Page 925, said Register's Office; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been prorated and assumed by the Grantees herein.

Being the same property conveyed to Brenda Vogt and Ricky Vogt by Warranty Deed dated July 31, 1998, from Beazer Homes Corp., d/b/a Phillips Builders, a Tennessee Corporation, of record in Book 11053, Page 847, Register's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, her heirs and assigns, forever.

Witness my hand this the 7 day of July, 2004.

Ricky Joe Vogt

RICKY VOGT

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the said County and State, the within named **RICKY VOGT,** the bargainor with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposed therein contained. Witness my hand and official seal at Williamson, Tennessee, this 7th day of July, 2004.

CYNTHIA M. KILPATRICK NOTARY AT LARGE TENNESSEE

Cynthia M. Kilpatrick

NOTARY PUBLIC

My commission expires: 7/29/06

STATE OF TENNESSEE

COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE WHICH EVER IS GREATER, FOR THIS TRANSFER IS $0.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 12th DAY OF JULY, 2004.

Debbie Havener

NOTARY PUBLIC

My commission expires: 7/29/06

DEBBIE HAVENER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN